



Natural Resources Access Regulator

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General Manager
Camden Council
PO Box 183
Camden NSW 2570

Our ref: IDAS1112381
Your Ref: DA2018/1468/1

Attention: Ms C Aslanis

9 July 2019

Dear Ms Aslanis

Re: Integrated Development Referral – General Terms of Approvals

Development Reference: DA2018/1468/1

Description: Construction of a three-storey residential aged care facility comprising of 244 rooms, basement car parking, landscaping, drainage and other associated works

Location: 600E & 600F The Northern Road, 76 Central Avenue and 62-68 Central Avenue ORAN PARK. Lot 9072 DP 1225752, Lot 9073 DP 1225752, PLt 4 DP 270899

I refer to your recent letter regarding an integrated Development Application (DA) I refer to your recent letter regarding an integrated Development Application (DA) proposed for the above location. Attached, please find Natural Resources Access Regulator's (NRAR) General Terms of Approval (GTA) for part of the proposed development requiring a Controlled Activity approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Please note Council's statutory obligations under section 91A (3) of the *Environmental Planning and Assessment Act 1979* (EPA Act) which requires a consent, granted by a consent authority, to be consistent with the general terms of any approval proposed to be granted by the approval body.

If the proposed development is approved by Council, NRAR request these GTA's be included (in their entirety) in Council's development consent. Please also note NRAR requests notification:

- If any plans or documents are amended and these amendments significantly change the proposed development or result in additional works or activities (i) in the bed of any river, or lake or estuary; (ii) on the banks of any river, lake or estuary; (iii) on land within 40 metres of the highest bank of a river, lake or estuary; or (iv) any excavation which interferes with an aquifer.

NRAR will ascertain from the notification if the amended plans require review of or variation/s to the GTA. This requirement applies even if the amendment is part of Council's proposed consent conditions and do not appear in the original documentation.

- If Council receives an application under s96 of the EPA Act to modify the development consent and the modifications change the proposed work or activities described in the original DA.

- Of any legal challenge to the consent.

As the proposed work or activity cannot commence before the applicant applies for and obtains an approval, NRAR recommends the following condition be included in the development consent:

The attached GTA issued by NRAR do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to NRAR for a Controlled Activity approval **after consent** has been issued by Council **and before** the commencement of any work or activity.

A completed application form must be submitted to NRAR together with any required plans, documents, application fee, security or bank guarantee (if required) and proof of Council's development consent. Finalisation of an approval can take up to eight (8) weeks from the date the application and all required supporting documentation is received.

Application forms are available from the NRAR website at:

www.industry.nsw.gov.au » [Water](#) » [Licensing & Trade](#) » [Approvals](#).

NRAR requests that Council provide a copy of this letter to the development consent holder.

NRAR also requests a copy of the determination for this development application be provided by Council as required under section 91A (6) of the EPA Act.

Yours sincerely



Mohammed Ismail
Senior Water Regulation Officer (East)
Natural Resources Access Regulator
Department of Planning Industry and Environment

General Terms of Approval

for proposed development requiring approval
under s89, 90 or 91 of the Water Management Act 2000

Reference Number: IDAS1112381
Issue date of GTA: 09 July 2019
Type of Approval: Controlled Activity
Description: Construction of a three-storey residential aged care facility comprising of 244 rooms, basement car parking, landscaping, drainage and other associated works
Location of work/activity: 600E, 600F The Northern Road 62 - 68 & 76 Central Avenue ORAN PARK NSW
DA Number: DA2018/1468/1
LGA: Camden Council
Water Sharing Plan Area: Greater Metropolitan Region Unregulated River Water Sources

The GTA issued by NRAR do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to NRAR for the relevant approval **after development consent** has been issued by Council **and before** the commencement of any work or activity.

Condition Number	Details
Design of works and structures	
GT0009-00010	Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Natural Resources Access Regulator, and obtained, for a controlled activity approval under the Water Management Act 2000.
GT0019-00003	Any proposed excavation on waterfront land must be undertaken in accordance with a plan submitted as part of a controlled activity approval, to be approved by Natural Resources Access Regulator.
Erosion and sediment controls	
GT0014-00007	A. The consent holder must ensure that any proposed materials or cleared vegetation, which may: i. obstruct water flow, or ii. wash into the water body, or iii. cause damage to river banks, are not stored on waterfront land, unless in accordance with a plan held by Natural Resources Access Regulator as part of a controlled activity approval. B. When the carrying out of the controlled activity has been completed, surplus materials must be removed from waterfront land.
GT0021-00004	The proposed erosion and sediment control works must be inspected and maintained throughout the construction or operation period of the controlled activity and must not be removed until the site is fully stabilised.
Plans, standards and guidelines	
GT0002-00722	A. This General Terms of Approval (GTA) only applies to the proposed controlled activity described in the plans and associated documents found in Schedule 1, relating to Development Application 2018.1468 provided by Council to Natural Resources Access Regulator. B. Any amendments or modifications to the proposed controlled activity may render the GTA invalid. If the proposed controlled activity is amended or modified, Natural Resources Access Regulator, Parramatta Office, must be notified in writing to determine if any variations to the GTA will be required.
GT0005-00255	A. The application for a controlled activity approval must include the following plan(s): - 1. Detailed civil construction plans (including drainage plans and outlet designs); 2. Erosion and sediment control plans; 3. Landscape plan. B. The plan(s) must be prepared in accordance with Natural Resources Access Regulator's guidelines located on the website



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Type of Approval: Controlled Activity

Description: Construction of a three-storey residential aged care facility comprising of 244 rooms, basement car parking, landscaping, drainage and other associated works

Location of work/activity: 600E, 600F The Northern Road 62 - 68 & 76 Central Avenue ORAN PARK NSW

DA Number: DA2018/1468/1

LGA: Camden Council

Water Sharing Plan Area: Greater Metropolitan Region Unregulated River Water Sources

<https://www.industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities>.

GT0010-00006 All documents submitted to Natural Resources Access Regulator as part of an application for a controlled activity approval must be prepared by a suitably qualified person.

GT0012-00004 Any proposed controlled activity must be carried out in accordance with plans submitted as part of a controlled activity approval application, and approved by Natural Resources Access Regulator.

GT0030-00008 The application for a activity; controlled activity approval must include plans prepared in accordance with Natural Resources Access Regulator's guidelines located on the website <https://www.industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities>.

Reporting requirements

GT0016-00003 The consent holder must inform Natural Resources Access Regulator in writing when any proposed controlled activity carried out under a controlled activity approval has been completed.

SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by NRAR for integrated development associated with DA2018/1468/1 as provided by Council:

- Statement of Environmental Effects (December 2018)
- Plans Landscape Drawings (November 2018)